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Clean water. Reliable electricity. Fresh air. Security. Entertainment. Hygiene.

These are the fundamentals of good living. We've needed them ever since we've desired comfort and leisure, and we'll need them forever. While notions of luxury are transforming everyday, the reality is true luxury lies in these very fundamentals.

Ireo NuSpark has been designed around this understanding. We didn't see the fundamentals as the bare minimum. We gave them as much importance as any other aspect of a modern, luxurious life.

In fact, we went ahead and redefined these fundamentals to make sure that your home keeps up with today's increasingly demanding lifestyles. From drinkable tap water, fresher air and fluctuation-stabilised electricity to 3-tier security, smart entertainment-enabled homes and advanced Japanese technology seepage-control bathrooms, Ireo NuSpark sets new benchmarks when it comes to the fundamentals of good living. As you turn the pages, you'll find out how.

Welcome to Ireo NuSpark.





SOHNA IN SOUTH GURGAON - AS FAR AS YOU WANT, AS CLOSE AS YOU NEED.

Enveloped by the soaring Aravallis, lush greens and water conservation zones, Sohna is a peaceful and picturesque green haven lying just minutes away from the hustle and bustle of Gurgaon's city centre.

Located in Sector 4, Sohna, Ireo NuSpark, is well-connected to the Golf Course Extension area of Gurgaon and is approximately a 15-minute drive along the existing Gurgaon-Sohna Road to Golf Course Extension Road. Additionally, a proposed new 60m wide parallel connecting road is planned to further link Sector 4, Sohna directly to Sector 63A, Gurgaon in the future.

The project site is positioned along an existing road that links Damdama Lake to Gurgaon-Sohna Road. The enchanting Damdama Lake, a well-known getaway for leisure seekers, lies just 6 kms. further down the road with luxury resorts like The Westin and Vivanta by Taj also in the vicinity.

Ireo NuSpark also lies within a 5km radius of reputed educational institutions like GD Goenka World School and KR Mangalam University.

With the Aravallis surrounding it from two sides and a vast expanse of open greens abutting its Sector 4 location, Ireo NuSpark leaves you in the midst of unspoiled natural beauty, which you can experience for yourself with every breath of fresh air you take.



REDEFINING LIFE'S BUILDING BLOCKS

While our definitions of luxury are changing everyday, the fact is that true luxury lies in the fundamentals. That is why we have gone ahead and redefined them to make sure that your home keeps up with your demanding lifestyle.

That means thinking beyond just regular tap water supply and instead giving you drinkable tap water supply. Beyond just basic 24x7 power supply and providing 24x7 fluctuation-stabilised power supply. And so much more.



DRINKABLE TAP WATER



FLUCTUATION-STABILISED ELECTRICITY



SEEPAGE-CONTROL BATHROOMS



CLEANER AIR



SMART ENTERTAINMENT ENABLED HOMES



3-TIER SECURITY



DRINKABLE TAP WATER

Instead of having to install an RO system in your home, what if you could get drinkable water right from every tap?

For the first time in India, Ireo NuSpark offers you the comfort of drinkable tap water supply by providing a project-level centralised water treatment plant (WTP) that will purify water up to the WHO-prescribed limit. Now, you need not worry about the possibility of waterborne infections while washing your eyes, gargling or bathing your newborn baby.



FLUCTUATION-STABILISED ELECTRICITY

No more worrying about expensive household appliances and gadgets getting damaged due to voltage fluctuations.

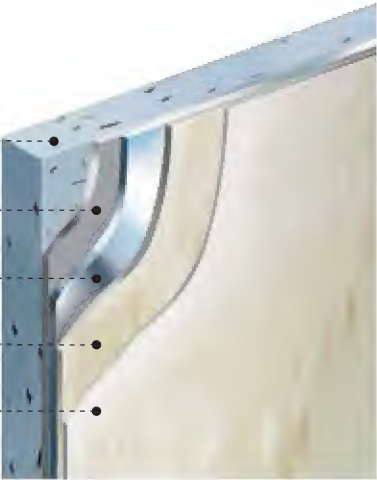
The Centralised Automatic Voltage Regulator (AVR) in the project ensures 24x7 fluctuation-stabilised power, so that you can do away with those clunky individual voltage stabilisers for appliances around the house.

ADVANCED JAPANESE TECHNOLOGY BATH SYSTEMS

Homes are equipped with pre-fabricated Panasonic Unit Bath Systems (UBS) designed for enhanced seepage control.

Widely used in Japan, these washrooms come with a range of features for comfort and cleanliness.

The plumbing and drainage system is designed to minimise seepage, freeing you from one of the most common maintenance headaches in a home.	Wall panels in the wet areas have very few joint lines and smooth surface finishing, making them easy to clean.	The walls and ceiling panels in the wet area are made of galvanised steel and are coated with a stain and chemical resistant resin, which prevents accumulation of dirt.
Specially designed false flooring in the bathroom, fitted with a convenient inspection pit opening, allows easy maintenance and cleaning.	Glass partitions segregate the dry and wet areas within the bathroom.	Wet areas of the bathrooms have anti-slip, quick-dry floors, designed for quick drainage of water.



Gypsum Board (9mm)

Back Layer (epoxy resin)

Galvanised Steel Panel

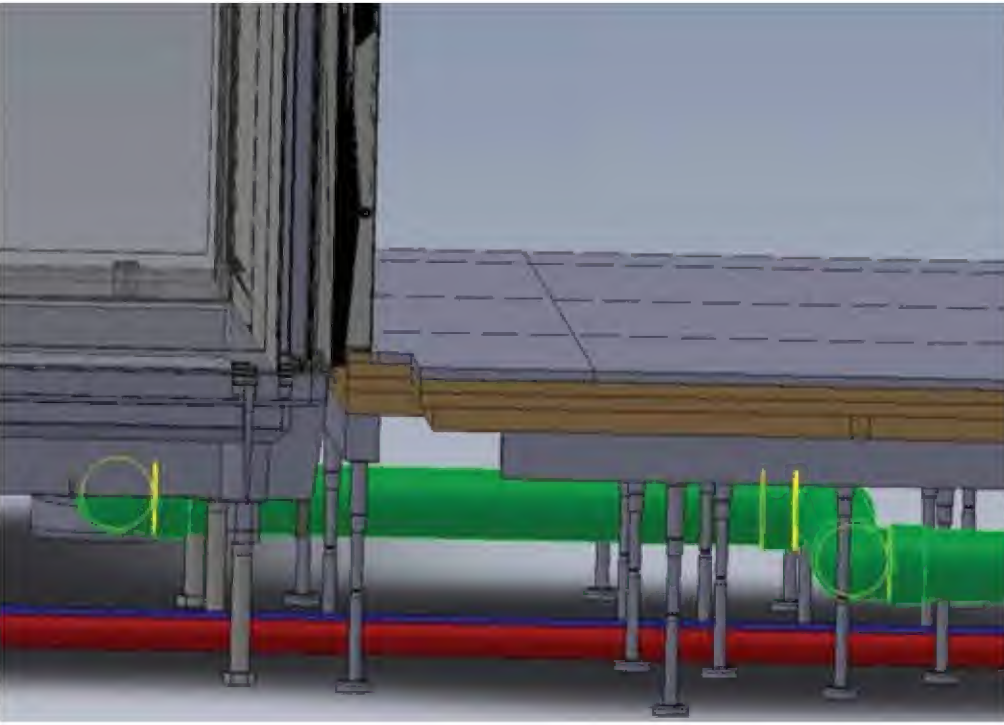
Base Layer (coloured polyester resin)

Surface Layer (polyester resin)

About 1mm

WALL PANELS

The wall panels are environmentally friendly, and are coated with a stain and chemical resistant resin, which prevents mold formation and the accumulation of dirt. Moreover, the thin design of the walls give the bathroom interiors an elegant look.



ANTI-SEEPAGE PLUMBING DESIGN

Unlike a conventional bathroom, the plumbing pipes are laid free of any fill material under a specially designed false floor. This ensures ease of access to plumbing joints via a specially provided inspection pit in case of maintenance or repair. Now there is no need to dig out the entire floor to check for suspected leakage. Additionally, in case of any leakage in either the supply or drainage pipes, there is a provision to channel out the water. This ensures early detection of any leakages as well as preventing it from spreading further to soak the walls of the apartment.



HANDLE





FRAME



SMOOTH LATCH

DOOR & FIXED GLASS

Bathrooms are equipped with easy-to-grip door handles. The transparent glass door segregate the dry and wet areas.



QUICK-DRY FLOOR SURFACE

The floor surface of the wet area of the bathroom is designed for quick drainage and preventing accumulation of water. It works on the principle of rupturing surface water tension by using a grid pattern.





SMART ENTERTAINMENT-ENABLED HOMES

In today's dynamic home entertainment scenario, your home needs to be wired not just for today's entertainment technologies but also for those of tomorrow. At Ireo NuSpark, all homes are Smart TV-enabled with the provision of pre-laid conduits from each apartment to the shaft. These conduits allow for easy installation of fibre optic cabling as and when you desire. Once fibre optic cabling is installed, your home is ready for blazing internet speeds needed to truly enjoy streaming video channels of your favourite movies and TV programs.



CLEANER AIR

With an extensive cover of tall, lush trees in the complex, Ireo NuSpark offers a healthier, greener internal landscape that complements the natural beauty of the location. The landscape design incorporates a specially reinforced basement slab of higher load bearing capacity that allows for an enhanced soil depth necessary for planting of taller trees. At Ireo NuSpark, you can breathe cleaner, fresher air at all times.



3-TIER SECURITY

Enjoy a peaceful, reassuring sleep that only a safe gated community can give you. With a 3-tier security system, comprising of entry gates with boom barriers, card access system in the entrance lobby and basement lobby of each tower and CCTV surveillance across outer periphery, main entrance gate, tower entrance lobbies and lifts, you need not worry about the security of your loved ones.

BREATHTAKING LANDSCAPE

A landscaped central green area functions as the green lungs of the project and is surrounded by a plethora of recreational and leisure facilities. A shaded pedestrian-friendly network of pathways, walkways and congregation plazas connect all the leisure amenities in the area.

The Clubhouse, along with a large infinity swimming pool, lies on the eastern side. A safe kids play area and a dedicated sports zone with outdoor courts are also in the vicinity.

Smaller and more intimate shaded greens are found adjacent to the towers, creating a buffer between internal roads and apartments.

Moreover, the landscape is also dotted with fruit orchards, citrus tree groves and flowering shrubs.



A GREENER COMMUNITY

NuSpark has been designed to create a healthier and greener community with tall, lush trees dotting the landscape design.

Just like your little ones, trees also need the right environment to meet their optimal growth and development. At Ireo, we design building structures that allow generous soil depths of up to 1.5m at designated planter locations, enabling the trees to flourish and grow to maturity.

The use of specially reinforced basement slabs has been made, as they have a high load carrying capacity. This makes it possible to have an enhanced soil-depth necessary for trees to grow taller and flourish.

The extensive tree cover helps in cleaning the air and giving a shaded, green feel to the community. Apart from effectively absorbing harmful gases and capturing particulate matter pollution, they also help regulate extreme temperatures through shade, reduced wind impact, humidifying the air and creating a cooler, more comfortable environment.

Moreover, the addition of flowering trees marks seasonal changes and highlights the drop offs and entries.



REFINED ELEGANCE

The air-conditioned 2BHK and 3BHK apartments have been designed to maximise natural light and ventilation in room interiors using large windows, approximately 8 ft. tall, that provide a beautiful, cinemascopic view of the outdoors.

SPACIOUS INTERIORS

- Welcoming entrance lobbies with paved entrances and a waiting lounge
- Balconies up to six feet deep that extend indoor living spaces
- Spacious layout planning to maximise usable apartment areas
- Adequate wardrobe spaces in every bedroom

SPECIAL FEATURES

- Below-the-counter modular kitchen with piped gas provision
- Provision for pre-laid conduits from the shaft to each apartment. This enables easy installation of fibre optic cabling as and when required.
- Service balcony with enough space for a washing machine and to dry clothes. All air-conditioner outdoor units are located in the service balcony area, thereby not cluttering the building facade.
- Ireo NuSpark is Seismic Zone V compliant as per the Indian Seismic Design Code (IS: 1893) for NCR, which is one level higher than prescribed by the National Building Code (NBC).

PRIVACY

- Separate powder room for guests for enhanced privacy
- In 3BHK apartments, the kitchen is situated in your personal space, segregated from guest and entertainment areas.



LEISURE HUB

From the moment you step foot in the clubhouse, step out of the monotony of your daily routine. Spread over approximately 22,000 sq. ft., the luxury clubhouse at Ireo NuSpark gives you the opportunity to indulge your mind, body and senses.





INFINITY SWIMMING POOL **SQUASH COURT** TENNIS COURT **POOL TABLE** MULTI-USE COURT **KIDS PLAY ZONE** YOGA ZONE

GYM POOLSIDE DINING AND LOUNGE BAR **JOGGING TRACK** AV ROOM **BANQUET HALL** SENIOR CITIZEN LOUNGE



